

**Basildon**  
**64 Mid Colne,**  
**Essex**  
**SS16 4DQ**

**Tenure**  
 Freehold.

**Location**  
 Mid Colne is situated off Vange Hill Drive, which in turn runs off Clay Hill Road. Extensive shops and amenities, including Basildon Rail Station, are available in Basildon town centre. The open spaces of Swan Mead Park are within reach. Basildon Golf Course and Basildon University Hospital are nearby. The A13 is within reach.

**Description**  
 The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There are gardens to both front and rear.

**A Freehold End of Terrace House**

**Accommodation**  
**Ground Floor** – Reception Room, Dining Room, Kitchen, Separate WC  
**First Floor** – Three Bedrooms, Bathroom/WC

**To View**  
 The property will be open for viewing every Tuesday and Thursday before the Auction between 1.15 – 1.45 p.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**  
 Messrs Ingram Winter Green (Ref: Pieter Boott).  
 Tel: 0207 845 7454.  
 Email: pieterboott@iwg.co.uk

**Vacant Possession**

**VACANT – Freehold House**



LOT  
**122**

**London SE8**  
**Eden House,**  
**20-22 Deptford High Street,**  
**Deptford**  
**SE8 4AF**

A Freehold Ground Rent Investment secured upon a Mid Terrace Building. Internally arranged to provide a Commercial Unit and 12 Self-Contained Flats

**Tenure**  
 Freehold.

**Location**  
 The property is located on the east side of Deptford High Street, to the south of its junction with Reginald Road. Deptford High Street connects to the A200 to the north and the A2 to the south. Local amenities can be found along Deptford High Street. Deptford Rail Station is approximately 0.2 miles to the north and provides regular services to both London Bridge and London Cannon Street. Deptford Docklands Light Railway Station is also close by.

**Description**  
 The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and three upper floors beneath a pitched roof. The property is internally arranged to provide a commercial unit together with twelve self-contained flats.



**Tenancies**  
 Each flat is held for a term of 125 years from 30th December 2009 (thus having approximately 117 years unexpired) at an individual ground rent of £250 per annum.  
 The commercial unit is subject to a lease for a term of 999 years from 23rd June 2009 (thus having approximately 992 years unexpired) at a peppercorn ground rent.  
 NB. The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.  
 On completion, the buyer will grant to the seller leases for flats 11 and 12 for a term of 125 years from 30th December 2009 at a ground rent of £250 per annum, substantially on the same terms as the leases for the other 10 flats in the building, copies of which are available for inspection within the legal pack.

**Total Current Rent Reserved £2,500 per annum (to be £3,000 upon completion)**  
**INVESTMENT – Freehold Ground Rent**

LOT  
**123**

**London SE6**  
**25 Pattenden Road,**  
**Catford**  
**SE6 4NH**

A Freehold Ground Rent Investment secured upon a Mid Terrace Building. Internally arranged to provide Two Self-Contained Flats

**Tenure**  
 Freehold.

**Location**  
 The property is located on the south-west side of Pattenden Road, to the east of its junction with Catford Hill. The South Circular Road (A205) is in close proximity to the north. Local shopping facilities and amenities are available in Catford town centre. Catford and Catford Bridge Rail Stations are both within half a mile.

**Description**  
 The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats.



**Tenancies**  
 Each flat is subject to a lease for a term of 125 years from 24th June 2015 (thus having approximately 123 years unexpired) at an individual ground rent of £350 per annum.  
 NB The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Total Current Rent Reserved £700 per annum**  
**INVESTMENT – Freehold Ground Rent**

LOT  
**124**